

PROPOSED CONSTRUCTION AND GROUND LEASE - CENTRE OF EXCELLENCE BROOKVALE (CoE)				
WRITER	SUBMISSION	OBJECTION / SUPPORTING / DA OR OTHER COMMENT	SUMMARY	LEASE COMM
Denise Scott	Good morning, I have concerns over the future of Brookvale Oval. I've always thought this is public space & used by the community for recreational purpose as well as manly sea eagles. I was also of the understanding it was left by Jane Try under a caveat that it only ever be used for public recreational purposes. I now see the Centre of excellence will go ahead. What does this mean for myself & those wish to use the park for recreation on a daily basis? As I'm sure you are aware there are several blocks of units in the area & many children who utilise this space each day. Can you please tell me how this will impact the daily life of those who use the park. I'm also worried that the park will be locked down several times a week so the sea eagles can train . Kind Regards Denise Scott	DA or Other Comment	Concerns over the oval access and open space.	
Graham Hall	My concern is for the recreational use of public space known as Brookvale oval. It seems manly has the say in when the public can use the oval. They can close the oval to train or 3 days before a game. So if they have a lease hold we the public will only be able to use the oval at the discretion of the manly Sea Eagles. I have always believed Jane Try left the land to be used by the Brookvale community as recreational space.	DA or Other Comment	Concerns over the oval access and open space.	
Elizabeth Lovell	How many of the nearly 100 yr old gum trees will be removed in the proposed construction of the Centre of Excellence and the new3000 grandstand. Also in the whole site how many other trees will be removed or destroyed.	DA or Other Comment	Tree removal concerns	
Beverly Shoebridge	I am concerned that residents will not be able to walk around Brookvale oval and that oval will be closed to the public .The loss of 11 trees is also a concern as iam under the belief these are heritage listed and have history behind the planting,these trees are home to many species of birds and these will be destroyed in the process of building .	DA or Other Comment	Concerns over the oval access and open space, removal of trees and loss of bird life. Will residence	
Beverly Shoebridge	Will the oval be open to residents? Will resident be able to walk around the oval ?	Duplication - see above		
Alex Nicol	The northern hill area in previous football seasons has been allocated to family groups in a non-drinking area. Has another family area been suggested for the sportsground or remain in the same area after construction of the new facilities?	DA or Other Comment	Query about the loss of the family hill and will it be replaced.	
Meredith Dickson	I seem to have missed the DA application that occurred for this last year which as a local Brookvale resident I would have responded. Comments to this are: <ul style="list-style-type: none"> <li>* I hope there is minimal impact to Brookvale Park at the Northern End during construction, it is finally looking good with mature trees bordering the path and the grass is looking good</li> <li>* This is a much used park by locals as the only green space in Brookvale for dog walking, kids playing, exercise park, picnics and BBQs in the park</li> <li>* In light of COVID it is especially important that usage of this park is maintained and not taken over by construction/trucks</li> <li>* Timing of trucks entering and leaving the site will be important given the existing congestion in the area around School drop off/pick up for St Augustines especially along Alfred Rd as the only entry way into the site</li> <li>* Assume there is a traffic management study for the construction limiting the timing of trucks during peak times</li> <li>* Failure to address peak traffic times will result in gridlock in the surrounding Streets as has already occurred with St Augustines</li> <li>* Trucks should not try and navigate a turn onto Federal to use the traffic lights along Pine Ave this will result in traffic issues</li> <li>* Note the most improved aspect of the area is the prevention of cars parking along Federal Ave during the day/games and annual show</li> <li>* In regard to the lease can we please ensure that this is watertight in relation to the Council receiving adequate remuneration and increases for the tenure for the upkeep of the grounds given the Sea Eagles are a commercial for profit entity (assuming the land is still deemed community and owned by the Council/people it was donated to)</li> <li>* Similarly that other sports can make use of the facilities/pitch to play important games/finals that do not impact Sea Eagles game day namely rugby, rugby 7s/soccer Matilda games/A League/W League to ensure fair representation of the community and usage of the facilities</li> <li>* That the Council has termination/remediation clauses in the lease to regulate Sea Eagle behaviour/tenure of lease in the event of behaviour that is not consistent with the best interests of the ratepayers (ratepayers should not be subsidising a for profit organisation)</li> <li>* Similarly the Council should be able to generate funds for the ratepayers for the use of this facility by other codes of sports as mentioned above</li> </ul>	DA or Other Comment	Concerns over the oval access and open recreation space. Ensuring Council and Community get a fair deal and access for other users.	Is the lease w. Will council be remunerated t grounds upkeep other sports b to use oval? Is termination ck related to beh. players?

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Kevin Milner	I am against the construction lease until the plans have be changed regarding the concrete concourse surrounding the playing field on the northern end of the field The new construction comes right to the playing field fence ,stopping the community from doing a circuit of the oval . If the plans are not changed the community will have to exercise on the playing field , this will be a bit hard if you have a wheelchair or bike. If the plans are not changed the council would have to look at moving the concrete concourse and fencing in front of the new grandstand so the community can do a circuit of the oval. Submission for 30 year lease , I am also against the 30 year lease as this is a community park/oval it is used by the Sea Eagles playing and training 20 days a year (10 games 10 training) . The Community uses the park/oval 345 days a year . THE COUNCIL NEEDS TO KEEP CONTROL OF BROOKVALE PARK/OVAL AND NOT GIVE A 30 YEAR LEASE OTHERWISE THE COMMUNITY COULD BE LOCKED OUT.	Objection + DA or Othe	Concerns around the loss of the flat concourse recreation circuit related to DA but also not happy with 30 year term to occasional user of the field.	Against 30 ye: community lar
John Whitebread -	1. Configuration of the grandstand and centre of excellence and the impact on public access. Is it correct that the configuration of the structure will impact on the exercise path provided by the cement concourse circling the oval? At present, the concourse provides a flat and safe exercising track (a very valuable public asset during these difficult times). Will the structure be so big that it will extend all the way down to cover the wooden seating at the base of the family hill, at the northern end of the oval? If that is the case residents will be no longer be able to jog , and walk laps. Will an alternative exercise path be provided that will circle the whole park? When the Park is closed to residents because of events (training etc), there is no access to a flat, shared path . At present there is no shared path running north along Pine Ave, from the shared path along Pittwater Rd, joining the path at the northern end of the oval. Also, with the temporary fencing running north - south along the footpath on Alfred Rd it is very difficult to social distance while, walking, jogging or riding a bike or walking a dog. Therefore, if the lease is approved a shared path with 24/7 access should be provided circling the whole park. Will residents still be able to walk their dogs if the structure is built? 2. Resurfacing the grass playing area. Is it correct that the size of the structure will be so high it will block the northern sun? Will this mean replacing the surface with a type of grass that will need more maintenance? Will this additional maintenance restrict public access to what was once public open space? 3. Impact on the environment. Is it correct that a number of trees over 100 years old will be removed to make way for the structure? Even if they are replaced it will take decades for the replacement trees to provide the same amount of shade , carbon capture and oxygen. On this point I must thank Council for rejecting the development proposal on these grounds. It's very disappointing that the Sydney North Planning Panel and Sea Eagles can't show the same respect to the environment. In closing this submission I would appreciate it if the following was taken into consideration: 1. Sea Eagles as a for profit corporation will no doubt express they are giving back to the community through providing a gym and other facilities as part of the centre of excellence. However, not everyone in the community wants to exercise indoors, especially with the availability of public parks and rock pools in the area. Both these publicly funded assets provide a non cost opportunity for residents to recreate and exercise and it should be Councils role to maintain these venues. 2. The community elects governments across the three tiers to provide services. Services in the area of community recreation should be non profit and residents expect them to be funded through taxes and rates. When these services are privatised they are provided for the reason of making a profit at the community's expense. As a third generation rate payer I expect more from Council. 3. Nearly twenty years ago, Brookvale residents lobbied to gain access to Brookvale Park. In my opinion the approval of the lease and redevelopment will limit the community's access again. 4. In the past Council made a poor planning decision in allowing the building of the carpark associated with Manly Leagues Club. This development had an impact on all residential properties in the immediate area. Don't make another poor decision which will impact on the environment and homes in the area of the Park.	Objection + DA or Othe	Majority of concerns are DA related - around the loss of the flat concourse recreation circuit, query on grandstand height and resurfacing of the turf, questions on the removal of the trees. Does object to leasing community land to Sea Eagles specifically as he sees them being a minor user of the space and having a deep association of corporate gambling.	Sea Eagles nc of association be leasing cor land to given t perception of association of gambling.
Neil Gibson	It is great to see the initial approved development at Brookvale Oval.(Lottoland) and I would Make the following submission as follows: 1. What is the value annual ground lease that MWSE will be paying to NBC for the use of Brookvale Oval.(Lottoland)Has the lease rental only been based on using the Oval as a sports field on which games are played or what consideration has been given to the considerable funds that will be generated by the Centre of Excellence and ancillary features i.e. gymnasium etc. ?. Do NBC benefit at all? 2. I understand that MWSE is majority owned by Scott Penn and not by the supporters , so the direct benefit of the proposed development is for Scott Penn and his holding company. 3. Has NBC provided any form of guarantees to MWSE for loans /grants worth over \$32 million From the State and Federal Government. 4. Do the new works revert to NBC at the end of the lease. 5 . What agreement or management plans have been agreed between NBC and MWSE regarding the maintenance and upkeep of the new Centre of Excellence and Northern stand , as with any new construction on or near NBC land normally have to provide a renewable guarantee of a agreed value for the life of the lease, so that maintenance work can be undertaken by NBC if MWSE fail to keep the property in proper order.	No Specific Objection - questions about agreement.		What is the va lease? Are the guarantees pr the new works NBC at the en lease?
Ash Lizzo	My concerns are for the oval & surrounding park. I often meet friends & their children at the oval or nearby park. If the C of E is built and the manly football club have a leasehold on the oval can we still use it or will that be up to the discretion of the club. I've noticed recently they close it for days before a game . Will the oval remain a public space.	DA or Other	Concerns over the oval access and open space.	
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Steve Marton	Brookvale Oval has a capacity of 23,000. The average attendance is lucky to be half of that. Who knows how long Covid will last, and we have budgetary problems now. I would prefer that this be put off for a few years.	DA or Other	Prefer development is put off a few years due to	
Ian Thomas	I am concerned that there will be a removal of trees. Have the Sea Eagles paid their rent in the past they were considerably behind Do councillors have access to corporate boxes is has there been a relationship that may not be appropriate? Not all the community use for this facility is about Rugby League what are you doing about ensuring other interests like the Brookvale Show rodeos concerts fireworks soccer etc will they be excluded or encouraged?	DA or Other	Removal of Trees, concerns of rent, concerns about use of oval by other sporting groups	Concerns of r arrears in the question about councillors ha' access to coi boxes
Wayne Crampton	I am opposed to this lease proposal, because the Northern Beaches Council is proposing to relinquish public open space, for the exclusive use of a private company. * The entire northern hill at Brookvale Oval will be lost to residents & visitors of the Northern Beaches, for at least 30 years, probably forever. *11 heritage trees, over 100 years old, will be removed. Gone ! * The C of E / Grandstand facility will split the ground in half. People will no longer be able to walk the full circuit of Brookvale Oval. * All this for the exclusive use of the MWSE, a private company, who does very little, within the Northern Beaches community. My question is : How can this proposal, in any way, benefit the residents of the Northern Beaches, when so much public open space will be lost ? This lease proposal is outrageous, completely unethical, and bordering on corrupt.	Objection + DA or Other	Generally unhappy about loss of open space on Northern Hill, trees and no circuit. Objects to lease of community land to a private company.	Lease of comr to private entit
Ian Abbottsmith	I raise two serious objections to lease. 1. First the Council has designated Brookvale Park and Oval as green space for the future redevelopment of the area for higher density housing. A major concrete structure reducing green space and locked off from public use is completely contrary to the Councils plans. 2. There is significant chance of a reduction of NRL clubs in Sydney and Manly is one club often mentioned for relocation as it struggles to survive. Even it's owner is quoted as saying survival is difficult and is supposedly looking to sell the club. Hence there is chance this lease and subsequent grandstand development could be a failure the Council could end up having to support, something it and rate payers don't need.	Objection + DA or Other	Concerned about reduction of overall greenspace for recreation and risk around Leasing land for CoE given Sea Eagles could go bankrupt and expense of facility maintenance falls to Council.	Risk of asset l Council respo prior to compl year term.
Michael Buckley	Thirty years seems an excessively long lease for a building given that MWSE have always operated on an endless series of relatively short term leases and presumably would continue to do so for the remaining stands and playing area. A long lease might be necessary if the project involved a heavy outlay of funds by MWSE that needed to be recouped over time but that is not the case - the building is almost totally funded by NSW and Australian Government Grants. The Council recently announced that Warringah Golf Club are to be offered a twenty year lease by the Council. If the Council is consistent and that is a fair offer for a lessee that in addition to paying rent also covers all maintenance, upkeep and improvements then the lease for MWSE, who also pay significant rent for Brookvale Oval but where other costs fall on the ratepayers, should be the same or shorter.	DA or Other	Why is Council not consistent with lease terms only offering Warringah Golf 20 years and Sea Eagles 30 years.	Ensure respor maintenance ( and other exp to Sea Eagles Council.
John Truszewski	TRIM 2020/539684 Three Page Letter - Focuses on public access. Does raise suggestion for a licence instead of lease. Concerns that Northern area won't still be grassed spectator area.	DA or Other	Issues regarding the DA	licence not a l wanted to viev
No name provided	A great centre of sporting excellence Manly Warringah Sea Eagles part of our important contact with youth going forward	Supporting		
No name provided	A great move MWSE are a Northern Beaches institution and should remain at Brookvale Oval but lets do a proper redevelopment of the facilities.	Supporting		
No name provided	As a long time resident of Brookvale I am very disappointed in what the council are planning to do to the oval .No consultations have been entered into and it all seems to be a foregone conclusion .I would like to know if we will have access to the oval , will we still be able to walk around the oval and what will happen to all the beautiful trees ?The oval was left to the people of this area for recreational use and how will this be possible if oval is closed ?there are so many units now and the children especially need a safe place to ride their bikes and residents many elderly need a safe and relaxing area to exercise .I look forward to your reply.	DA or Other	Disapointed no consultation has been entered into and a foregone conclusion. Concerns re access and trees.	